BROADWICK

Broadwick Venues Limited
Depot Mayfield 2024
Travel Management Plan

Version 3
12.06.24

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1 INTRODUCTION

1.1 This document has been prepared by Broadwick Venues Limited as part of a new application for the temporary use of the site located at the Mayfield Depot site at Fairfield Street and Baring Street, Manchester, a former train depot, train platform, railway arches and warehouse.

1.2 Under application 123728/FO/2019 Depot Mayfield was granted temporary (5 year period) planning permission for meanwhile use as an event and culture space from August 2019 - August 2024. The new application is to continue the multi-purpose cultural and creative events, entertainment and food & beverage space for an new period of five years (August 2024 - August 2029) across the ground floor and first floor of the site.

1.3 The location of Depot Mayfield in central Manchester is in close proximity to Piccadilly Train Station, Metrolink, Bus stations and Taxi ranks, as well as sitting on a main bus route along the A6 making it a prime location with excellent public transport links.

1.4 Staff and visitors to the site will be encouraged to arrive by green (cycling and walking) and / or public transport links.

1.5 Depot Mayfield will only provide car parking for blue badge, staff and operational purposes.

1.6 The site includes multiple visitor entrances, designated for use as appropriate to the area of activation, the individual Event Management Plans, Risk Assessments and alignment with the Venue's Event Management Strategy Operations Plan. See page 7 for further explanation.

1.7 The wider Mayfield site is actively in Development, which also requires Depot Mayfield's ingress and egress plans to have flexibility as the environment surrounding the venue changes.

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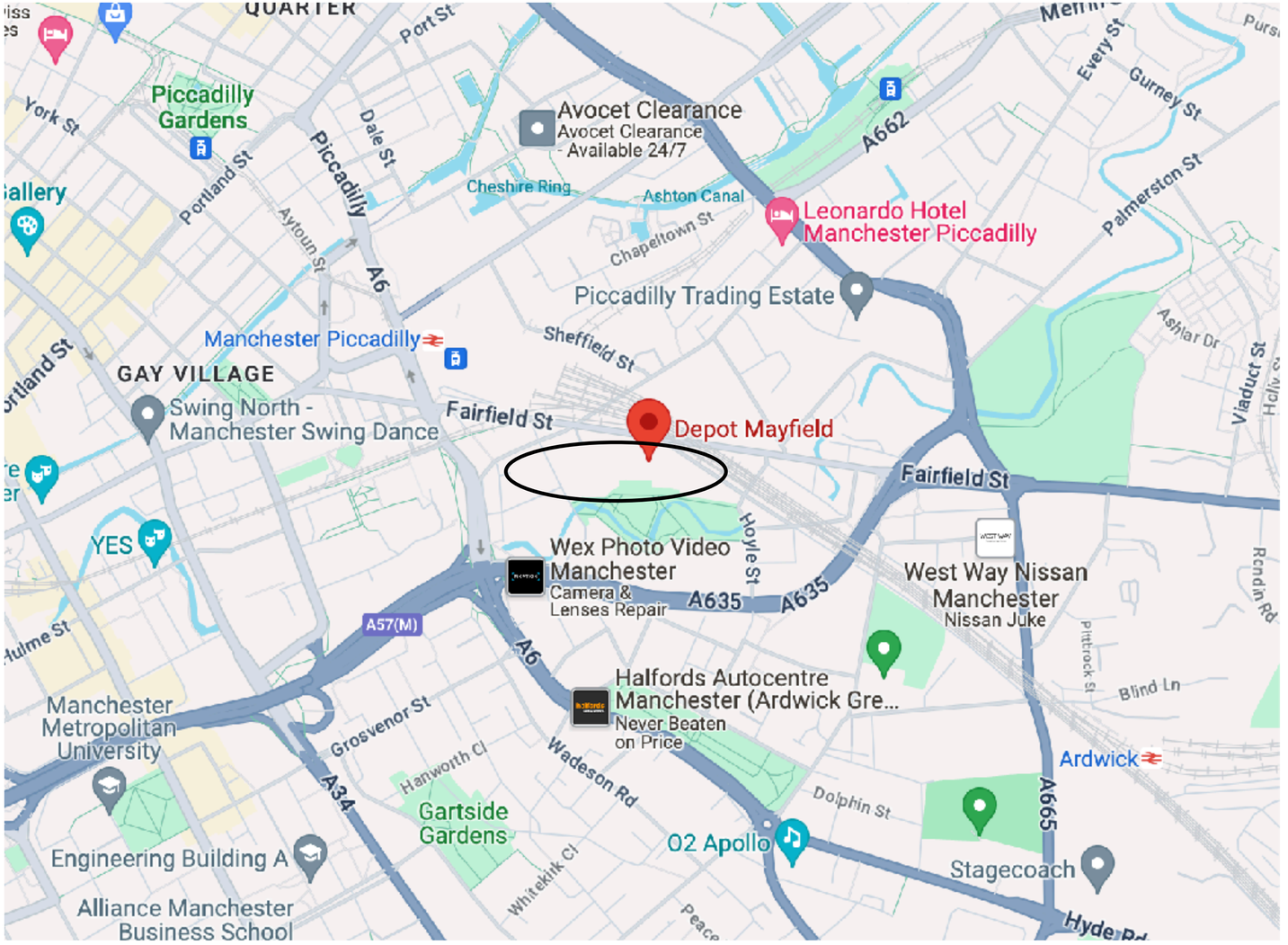
2. SITE LOCATION

2.1 Site address

Name	Depot Mayfield
Main entrance address	Baring Street Manchester M1 2PY

2.2 Location map

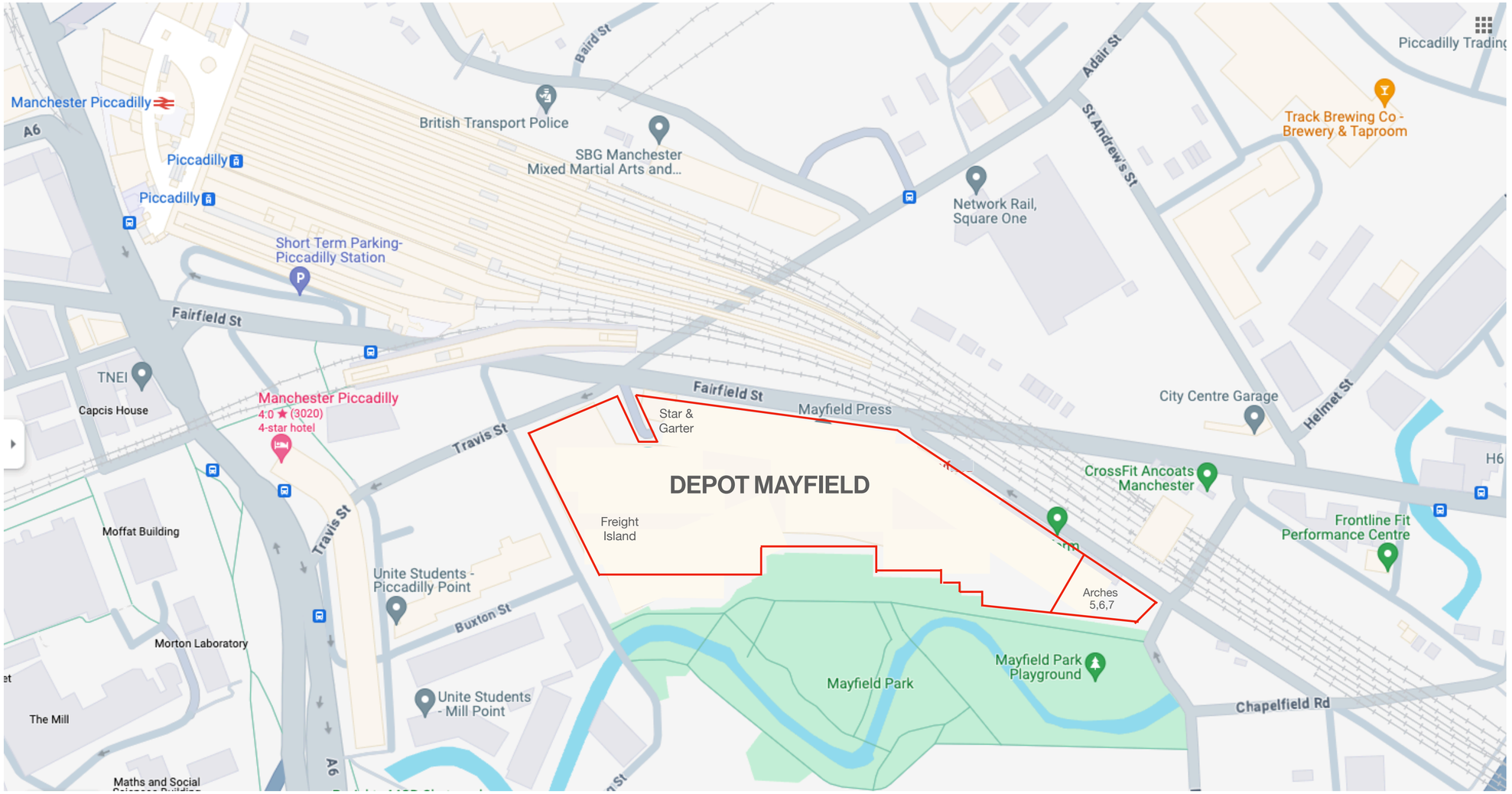


Depot Mayfield alongside Arches 5,67 are located centrally in Manchester and within close proximity to the Mancunian Way (A635) and other major A road inset the city including the A6 and A34.

Location map 2.2 shows the general location of Depot Mayfield and Arches 5,6,7 within Manchester City Centre.

2. SITE LOCATION

2.3 Location Map



Depot Mayfield (Including tenant Freight Island) and Arches 5,6,7 are situated to the south east of Manchester Piccadilly Train Station and north of Mayfield Park

The demarcation in red is to illustrate the general demise only and should not be considered accurate.

3. INDICATIVE OPERATING TIMES

2.1 Depot Mayfield (Day to Day Venue Staff)
Day-to-day / non event staff and contractors are expected to be in the region of of 10 - 30 people daily. Those accessing the site on a daily basis will predominantly be associated with the management of the building , cleaning , general site and equipment maintenance. It is expected that the majority of those accessing the site on a daily and non event basis will arrive between 07:00 - 11:00, and depart between 15:00 - 20:00.

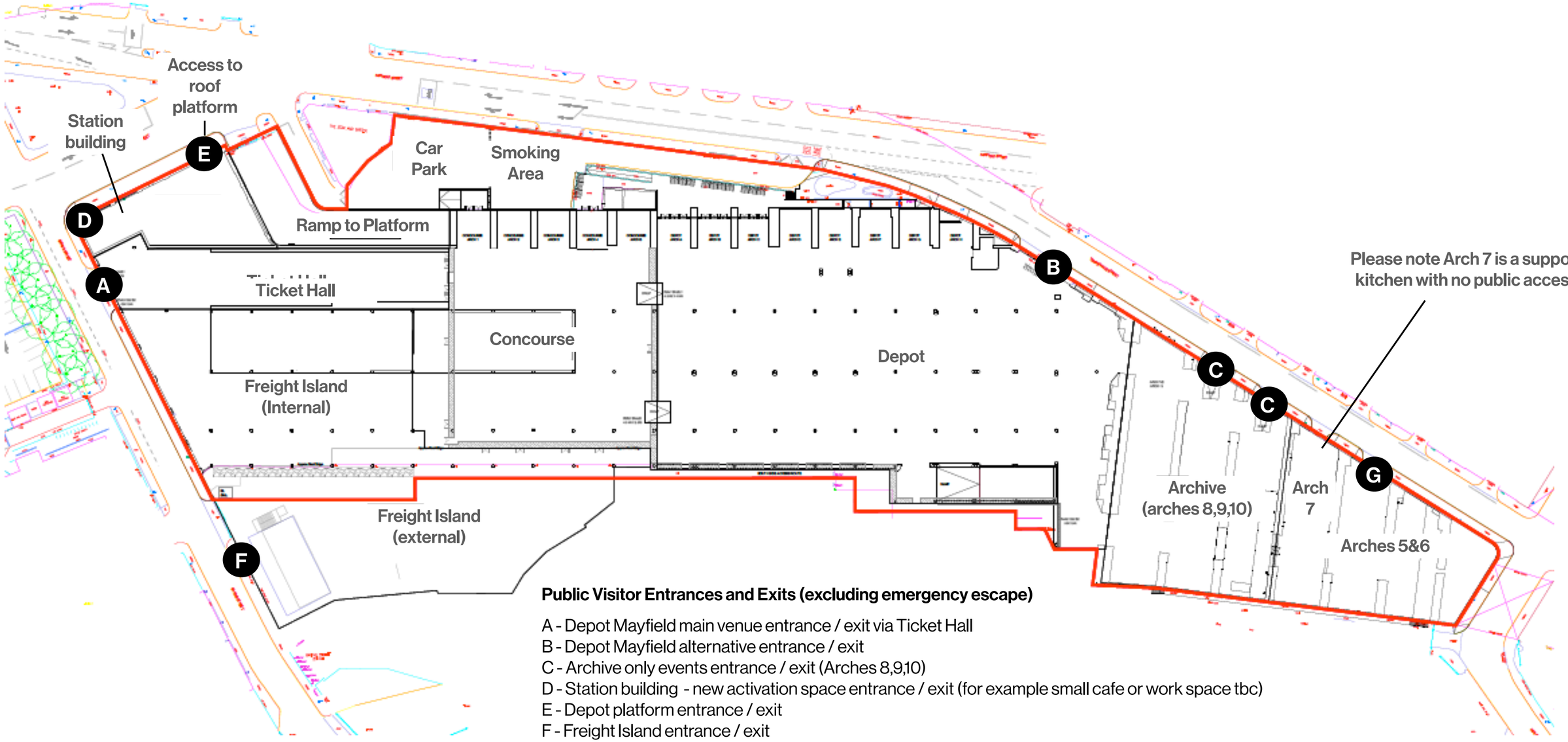
2.2. Depot Mayfield (Event and Activation use)
When the venue spaces are used for events, persons accessing the site will predominantly be made up of ticket holders, staff and contractors associated with the activity taking place. The management of visitor ingress / egress will be appropriate to the activities taking place as outlined in the Venue Operations Plan (and approved by the relevant authorities where required on an individual event basis). The Venue is licensed Monday to Sunday 00:00 - 24:00, but public opening times vary significantly as they dependent on the individual event activities.
Note: Venues spaces include the entire ground floor demise (except as separated out under 2.3 - 2.5 below), plus arches 8,9,10 (known as Archive) and the roof platform.

2.3 Freight Island (Public and Private event opening times)
Freight Island. When open for public food & beverage and / or private events, persons accessing the site will predominantly be made up of visitors, staff and contractors associated with the activity taking place. Freight utilises a separate entrance from the main Depot Mayfield venue and visitors predominantly arrive on foot. Freight Island is licensed Sunday to Thursday 07:00 - 01:30 and Friday to Saturday 07:00 - 02:30. Typically Freight Island opens from Midday until 01:30 (Sunday to Thursday) and from Midday until 02:30 (Friday and Saturday) , but this varies depending on the requirements of private or special events.

2.4 Arches 5&6
Arches 5&6 are a temporary event, workshop and storage space and as such do not operate to any specific or regular opening times. Any event opening times are regulated by Licensing as appropriate .

2.5 Arch 7
Arch 7 operates as a support kitchen generally between the hours of 10:00 - 17:00 Monday to Friday with an extension to these hours and days when required to cater outside events.
As a working kitchen there is no public access to the site. Staff numbers are generally between 3 - 30 at any one time.

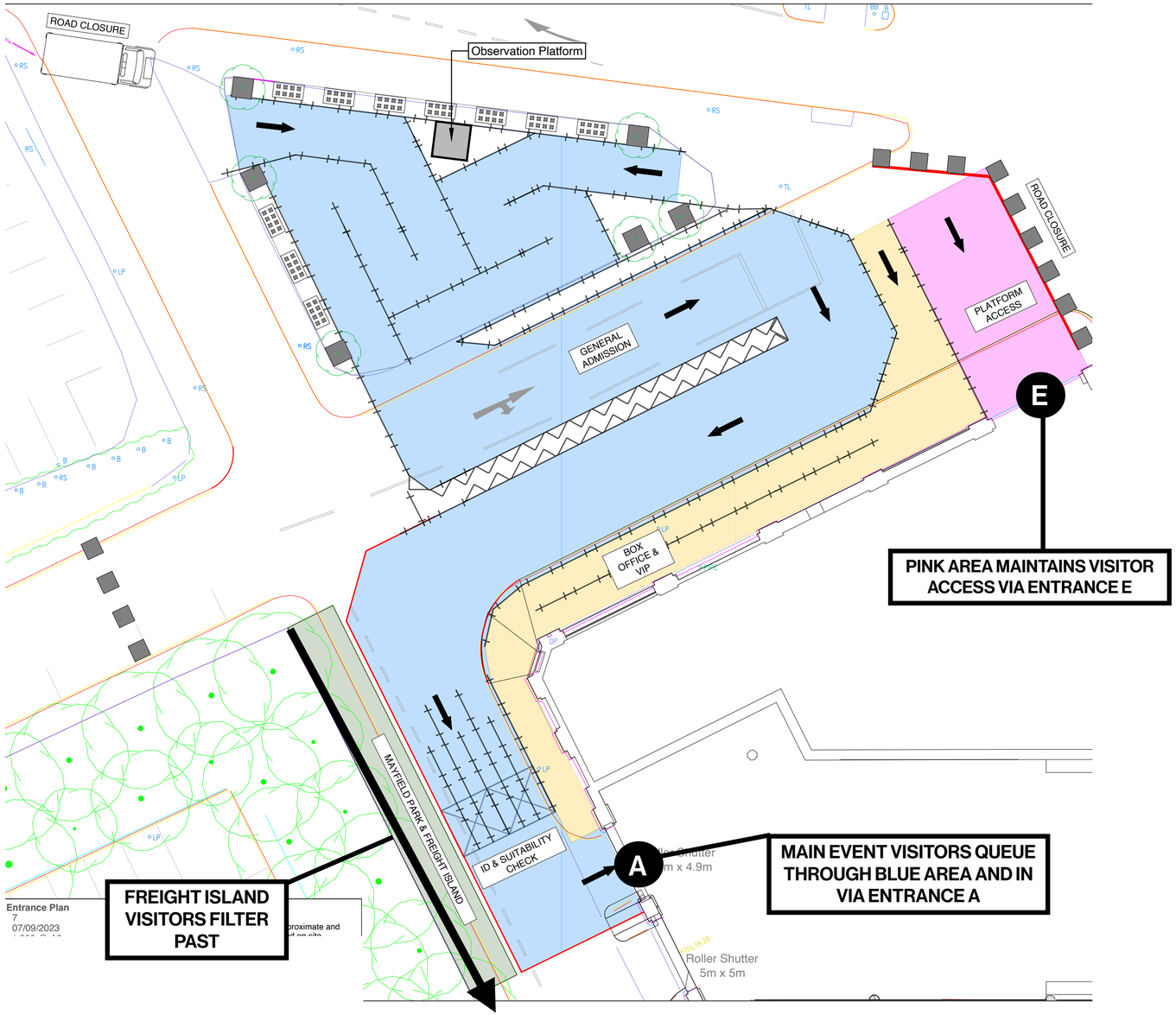
4. PUBLIC ENTRANCES AND EXITS



Public Visitor Entrances and Exits (excluding emergency escape)

A - Depot Mayfield main venue entrance / exit via Ticket Hall
B - Depot Mayfield alternative entrance / exit
C - Archive only events entrance / exit (Arches 8,9,10)
D - Station building - new activation space entrance / exit (for example small cafe or work space tbc)
E - Depot platform entrance / exit
F - Freight Island entrance / exit
G - Arch 5/6 (combined space) entrance / exit (Arches 5 & 6 are not part of the Depot Mayfield venue)

5. PEDESTRIAN INGRESS / EGRESS



Pedestrian Ingress / Egress is determined on an event by event basis due to the large variance in event capacities at Depot Mayfield (which may be between 100 and 9,999 typically). Additionally ingress and egress plans are required to be flexible around the changing environment of the wider Mayfield development site.

Ingress / Egress plans are determined in line with the Event Management Strategy and Depot Mayfield's Premises Licence requires plans to be reviewed by the SAG (Safety Advisory Group) for capacities over 3000 people. The SAG includes the GMP (Greater Manchester Police), GMFRS Greater Manchester Fire and Rescue Service, Highways, Licensing, Environmental Health. Safety is at all time the priority of both the Venue Event Team and the SAG.

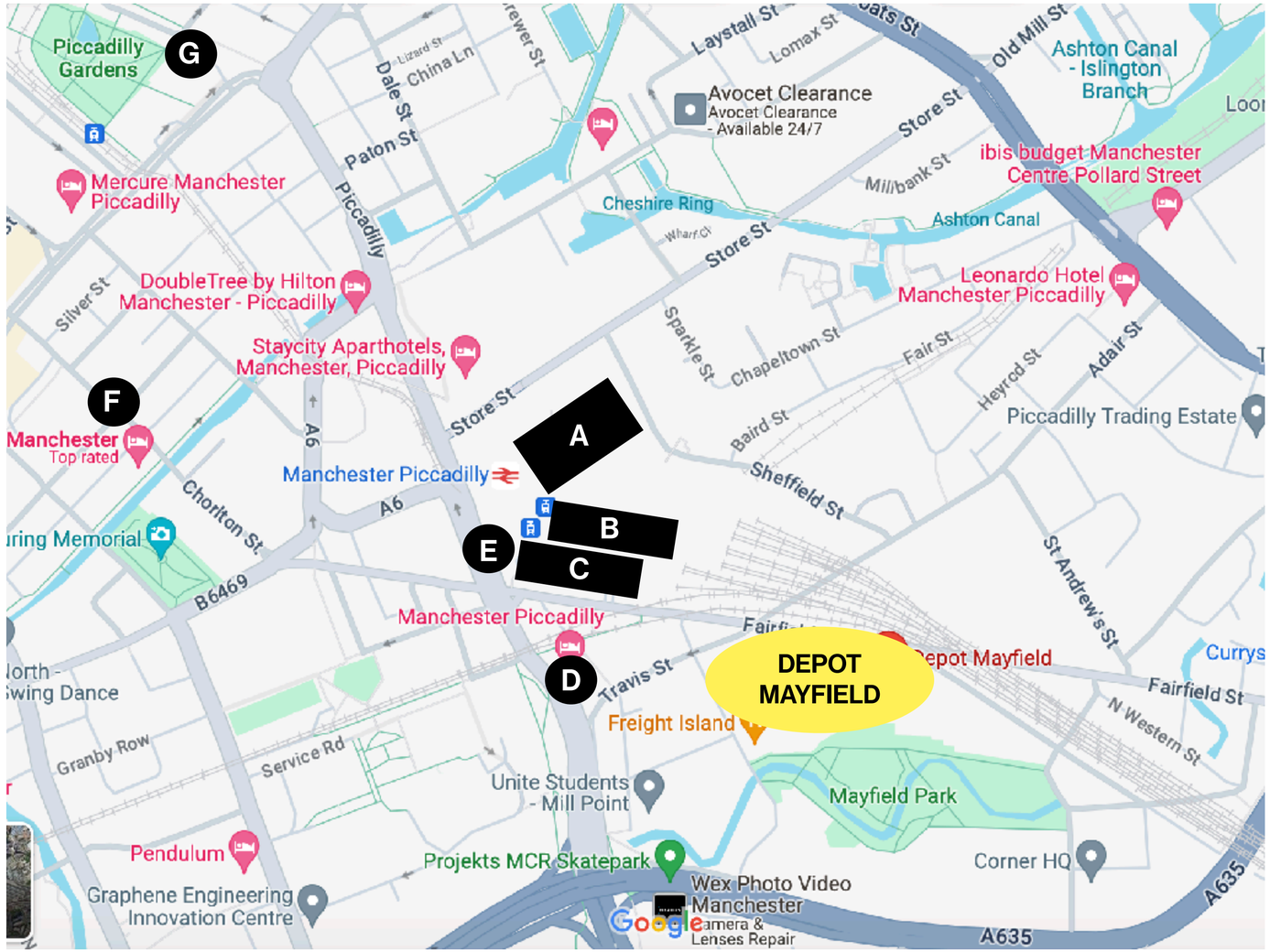
Safety measures are taken, which may include, but are not limited to the provision of:

- Crowd management personnel
- Queueing system at local transport hubs
- Temporary traffic management arrangements
- Temporary crowd management infrastructure, including barriers and ground protection
- Wayfinding signage.

The plan to the left is indicative of a typical ingress plan for a large capacity event (and proved to be effective during the September to December 2023 season of The Warehouse Project events at Depot Mayfield). The plan demonstrates;
In blue - The introduction of a road closure to safely manage large capacities of ingress / egress through a queuing system finally accessing the main venue entrance (A)
In pink - Access to the roof platform through entrance (E) is maintained alongside large capacity events on the ground floor.
In green - Access to Freight Island is maintained enabling people to filter past the blue queuing area to head further down Baring Street and in to Freight Island via entrance (F)

Entrance labelling references the plan on page 7.

6. PUBLIC TRANSPORT LOCATIONS



Map Ref	Location	Distance	Walking time
A	Piccadilly Train Station	321m	4 mins
B	Piccadilly Tram Station	321m	4 mins
C	Piccadilly Taxi Rank	321m	2 mins
D	London Road (nearest bus stop)	160m	2 mins
E	Piccadilly Station bus stop	321m	4 mins
F	Chorlton street bus station	640m	10 mins
G	Piccadilly Gardens bus station	950m	12 mins

The following pages outline in more detail the types of public transport and the availability over Depot Mayfield operating times.

7. FREE BUS NETWORK

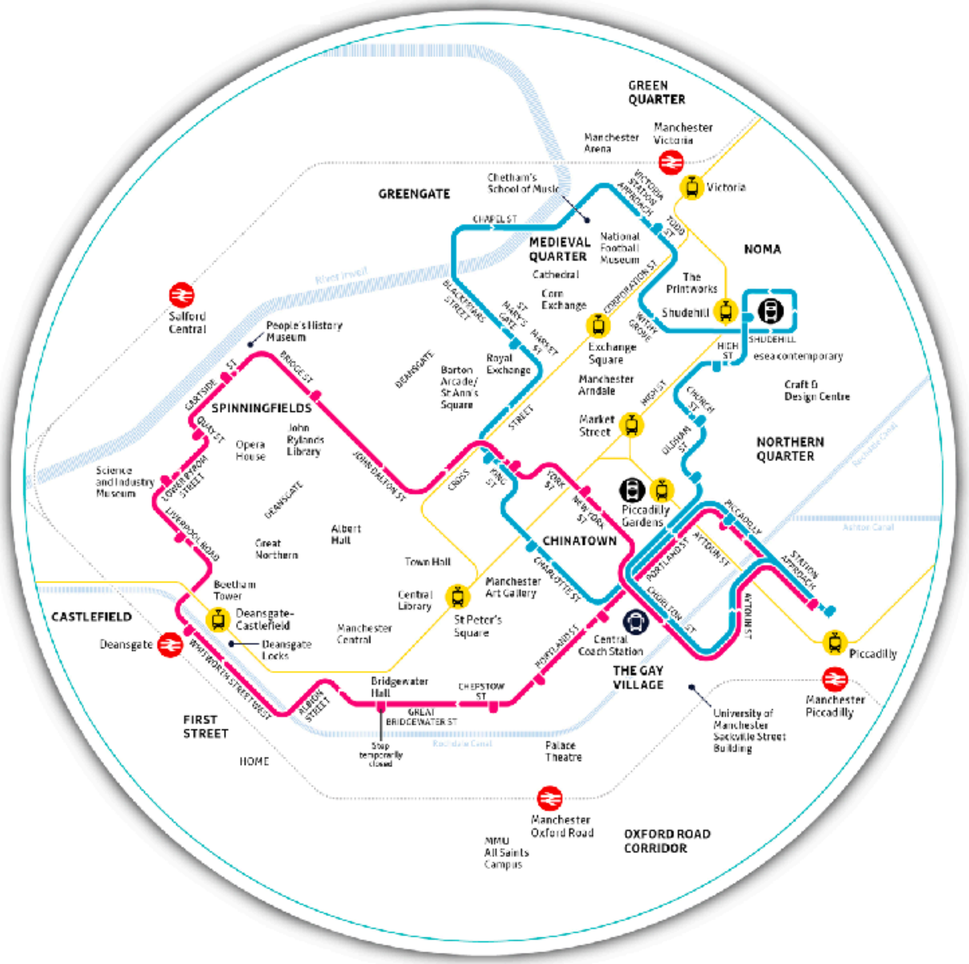
FREE BUS NETWORK

Manchester operates a free bus service linking the city centre route as illustrated.

Metro buses are accessible and run 7 days a week

Bus times vary, but are approximated as:

Monday - Friday	7am to 7pm every 10 minutes
	7pm - 11:30pm every 30 minutes
Saturday	7am to 8.30am every 15 - 30 minutes
	8.30am to 7pm every 10 minutes
	7pm to 11.30pm every 30 minutes
Sundaysand Public Holidays	10am to 6.30pm every 10 minutes



Further details and accurate times available at

https://tfgm.com/public-transport/bus/free-bus

8. BEE NETWORK

BEE NETWORK

The first Bee Network buses are now under local control in parts of Greater Manchester.

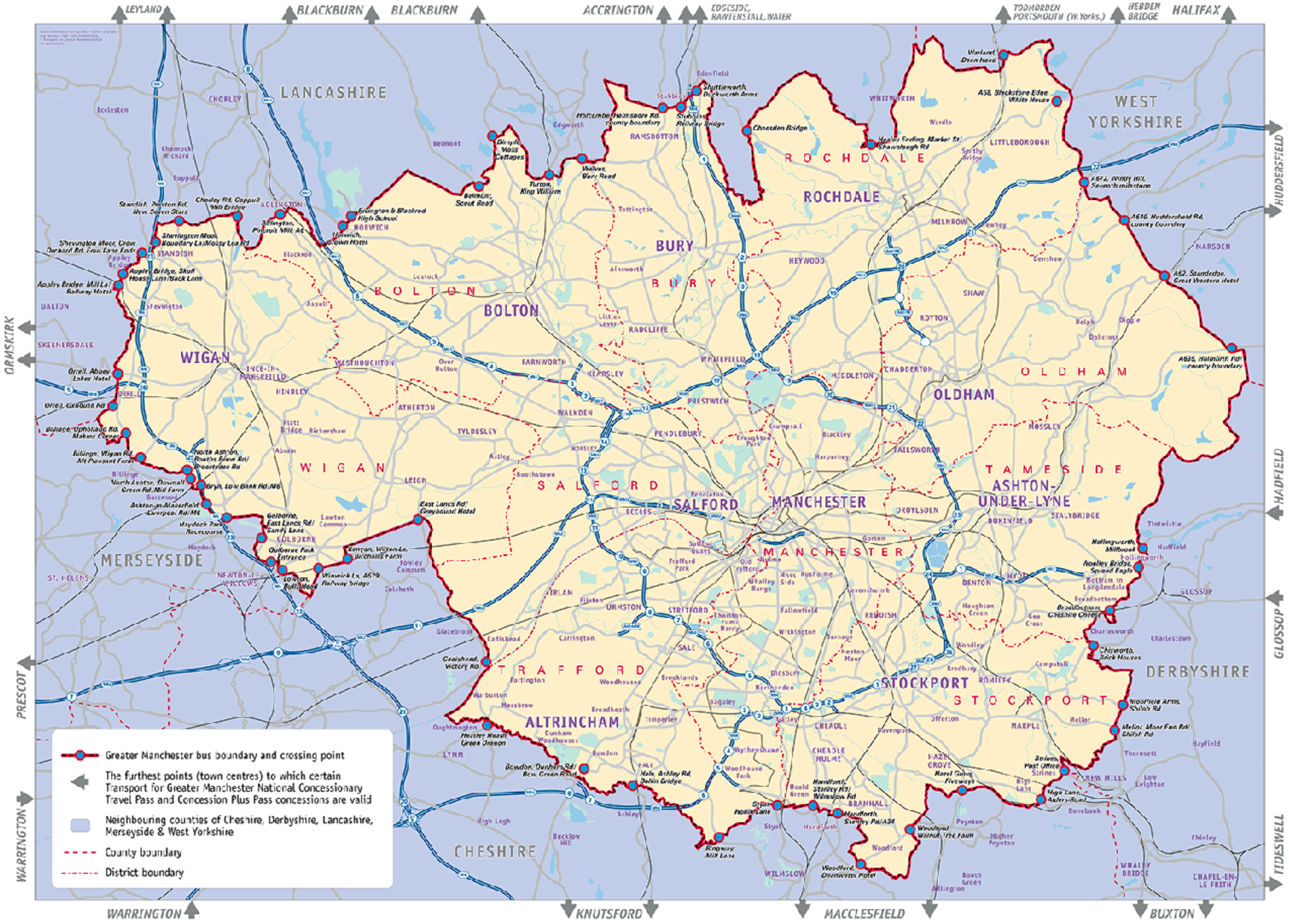
- Easier to get around, with joined up services.
- Great value, with capped fares and flexible tickets.
- Simpler to plan, with improved passenger information.
- Accessible, so everyone can use it.
- More reliable and more sustainable.
- Joint tram and bus travel is now 20% cheaper with a new AnyBus + tram ticket
- Services 37 Park & Ride locations

BEE NETWORK

Powered by Transport for Greater Manchester

9. GREATER MANCHESTER BUS NETWORK

This map demonstrates the extensive bus network servicing Greater Manchester.



10. NIGHT BUSES

Manchester has a good night bus service with those in closest proximity to Depot Mayfield **departing from London Road (100m / 2 minute walk) and Piccadilly rail station (200m / 4 minutes away.** Please refer to the map on page 9 for the typical departure locations.

192: London Road / Travis Street to Stockport Bus Station and Hazel Grove
- Manchester Piccadilly to Stockport Bus Station: Monday to Wednesday: 12.20am and 12.35am.
- Manchester Piccadilly to Stockport Bus Station and Hazel Grove: Thursday: 12.20am, 12.35am, 12.50am, 1.55am, 2.10am and 2.25am.
- Manchester Piccadilly to Stockport Bus Station and Hazel Grove: Friday and Saturday: 12.05am, 12.15am, 12.25am, 12.35am, 12.45am, 12.55am, 1.05am, 1.20am, 1.35am, 1.50am, 2.05am, 2.20am, 2.35am, 2.50am, 3.05am, 3.20am and 3.35am.
- Hazel Grove (Rising Sun) to Stockport Bus Station: Monday to Sunday/Bank Holidays: 12am, 12.10am, 12.20am, 12.30am and 12.40am
- Hazel Grove (Rising Sun) to Stockport Bus Station and Manchester Piccadilly: Thursday, Friday and Saturday: 1.05am, 1.20am and 1.35am.
- Hazel Grove (Rising Sun) to Stockport Bus Station and Manchester Piccadilly: Friday and Saturday: 12.05am, 12.20am, 12.35am, 12.50am, 1.50am, 2.05am, 2.20am, 2.35am, 2.50am and 3.05am.

201: London Road / Travis Street to Hyde
- Manchester to Hyde: Friday and Saturday: 12.15am and 1.15am.
- Hyde to Manchester. Friday and Saturday. 12.45am and 1.45am.

203: London Road / Travis Street to Stockport
- Manchester to Stockport: Friday and Saturday: 12.45am, 1.45am and 2.45am.
- Stockport to Manchester: Friday and Saturday: 1.15am, 2.15am and 3.15am.

219: Piccadilly Rail Station to Stalybridge and Glossop
- Manchester to Stalybridge: Friday and Saturday: 1.20am.
- Manchester to Stalybridge and Glossop: Friday and Saturday. 2:40am.
- Stalybridge to Manchester: Friday and Saturday: 2am.

10. NIGHT BUSES

Further night buses are also available from **Chorlton Street Station (400m / 10 minutes walk), and Piccadilly Gardens (500m / 12 minutes walk).**
Please refer to the map on page 9 for the typical departure locations.

X43: Chorlton Street Bus Station to Burnley
Friday and Saturday nights: Burnley bus station to Manchester Chorlton Street: 10.40pm and 11.40pm
Friday and Saturday nights: Manchester Chorlton Street to Burnley bus station: 12am, 1am, 2am and 3am

86: Piccadilly Gardens to Sale - Stagecoach
Friday and Saturday: Manchester Piccadilly to Sale (Ashfield Road): 12.25am, 12.55am, 1.25am, 1.55am, 2.25am and 2.55am.

103: Piccadilly Gardens to Manchester Airport
Monday to Sunday: Manchester Piccadilly to Manchester Airport: 2.50am and 3.50am.

112: Piccadilly Gardens to Greengate
Monday to Saturday: 1am Manchester Piccadilly to Greengate

142: Piccadilly Gardens to East Didsbury
Manchester Piccadilly to East Didsbury: Monday to Thursday (University term time): 12.02am, 12.17am, 12.32am, 12.47am, 1.02am, 1.17am, 1.32am, 1.47am, 2.02am, 2.17am, 2.32am, 2.47am, 3.01am, 3.17am, 3.32am and 3.47am.
Manchester Piccadilly to East Didsbury: Friday to Saturday (University term time): 12.04am, 12.14am, 12.24am, 12.34am, 12.44am, 12.54am, 1.04am, 1.14am, 1.24am, 1.34am, 1.44am, 1.54am, 2.04am, 2.14am, 2.24am, 2.34am, 2.44am, 2.54am, 3.04am, 3.14am, 3.24am, 3.34am, 3.44am and 3.54am.
Manchester Piccadilly to East Didsbury: Sundays (University term time): 12.19am, 12.29am, 12.49am, 12.59am, 1.24am, 1.54am, 2.24am, 2.54am and 3.24am.
Manchester Piccadilly to East Didsbury: School holidays (Monday to Sunday): 12.24am, 12.54am, 1.24am, 1.54am, 2.24am, 2.54am and 3.24am.
East Didsbury to Manchester Piccadilly: Monday to Thursday (University term time): 12.23am, 12.38am, 12.53am, 1.08am, 1.23am, 1.38am, 1.53am, 2.08am, 2.23am, 2.38am, 2.53am, 3.08am and 3.23am.
East Didsbury to Manchester Piccadilly: Friday to Saturday (University term time): 12.13am, 12.23am, 12.23am, 12.31am, 12.33am, 12.43am, 12.53am, 1.03am, 1.13am, 1.23am, 1.33am, 1.43am, 1.53am, 2.03am, 2.13am, 2.23am, 2.33am, 2.43am, 2.53am, 3.03am, 3.13am and 3.28am.
East Didsbury to Manchester Piccadilly: Sundays: 12.33am, 1.03am, 1.33am, 2.03am, 2.33am and 3.03am.
East Didsbury to Manchester Piccadilly: School holidays (Monday to Saturday): 12.31am, 1.01am, 1.31am, 2.01am, 2.31am and 3.01am.

143: Piccadilly Gardens to West Didsbury
Manchester Piccadilly to West Didsbury (Central Road): Friday to Saturday (University term time): 12.05am, 12.15am, 12.25am, 12.35am, 12.45am, 12.55am, 1.05am, 1.15am, 1.25am, 1.35am, 1.45am, 1.55am, 2.05am, 2.15am, 2.25am, 2.35am, 2.45am, 2.55am and 3.05am, 3.15am, 3.25am, 3.35 am.

216: Piccadilly Gardens to Ashton
Manchester to Ashton: Friday and Saturday: 1am, 2am and 3am.
Ashton to Manchester: Friday and Saturday: 12.30am, 1.30am and 2.30am.

11. METROLINK

Manchester's Metrolink
- Operates seven days of the week throughout the year, only closing on Christmas Day.
- Runs services every 12 -24 minutes depending on the day and time of day.

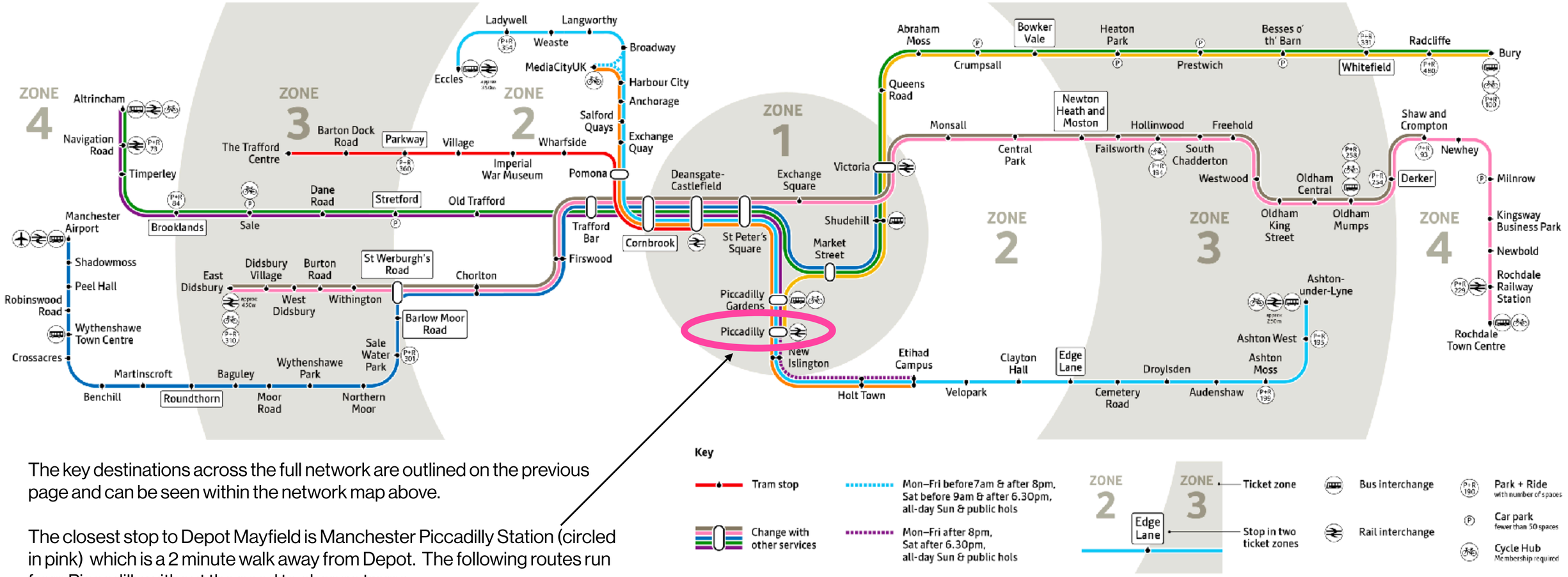
Metrolink Locations
The Metrolink is an excellent public service connecting Manchester City Centre to commuter areas such as the below;

- Altrincham
- Ashton-under-lyne
- Audenshaw
- Baguley
- Bury
- Chorlton
- Crumpsall
- Didsbury
- Droylsden
- Eccles
- Failsworth
- Heaton Park
- Manchester Airport
- Media City
- New Islington
- Newton Heath
- Northern Moor
- Oldham
- Prestwich
- Rochdale
- Sale
- Salford Quays
- Stretford
- Timperley
- Trafford
- Whitefield
- Withington
- Wythenshaw

Metrolink times vary but are approximated as

Monday - Thursday	6am to midnight. Every 12 minutes
Friday and Saturday	6am to 1am (following day) Every 12 minutes (up to midnight) Every 24 minutes (midnight to 1am)
Sunday	7am to midnight Every 15 minutes

11. METROLINK



The key destinations across the full network are outlined on the previous page and can be seen within the network map above.

The closest stop to Depot Mayfield is Manchester Piccadilly Station (circled in pink) which is a 2 minute walk away from Depot. The following routes run from Piccadilly without the need to change trams:

Light Blue Line	Eccles	⟷	Aston Under Lyne
Orange Line	Media City	⟷	Etihad Campus
Purple Line	Altrincham	⟷	Etihad Campus
Yellow line	Piccadilly	⟷	Bury

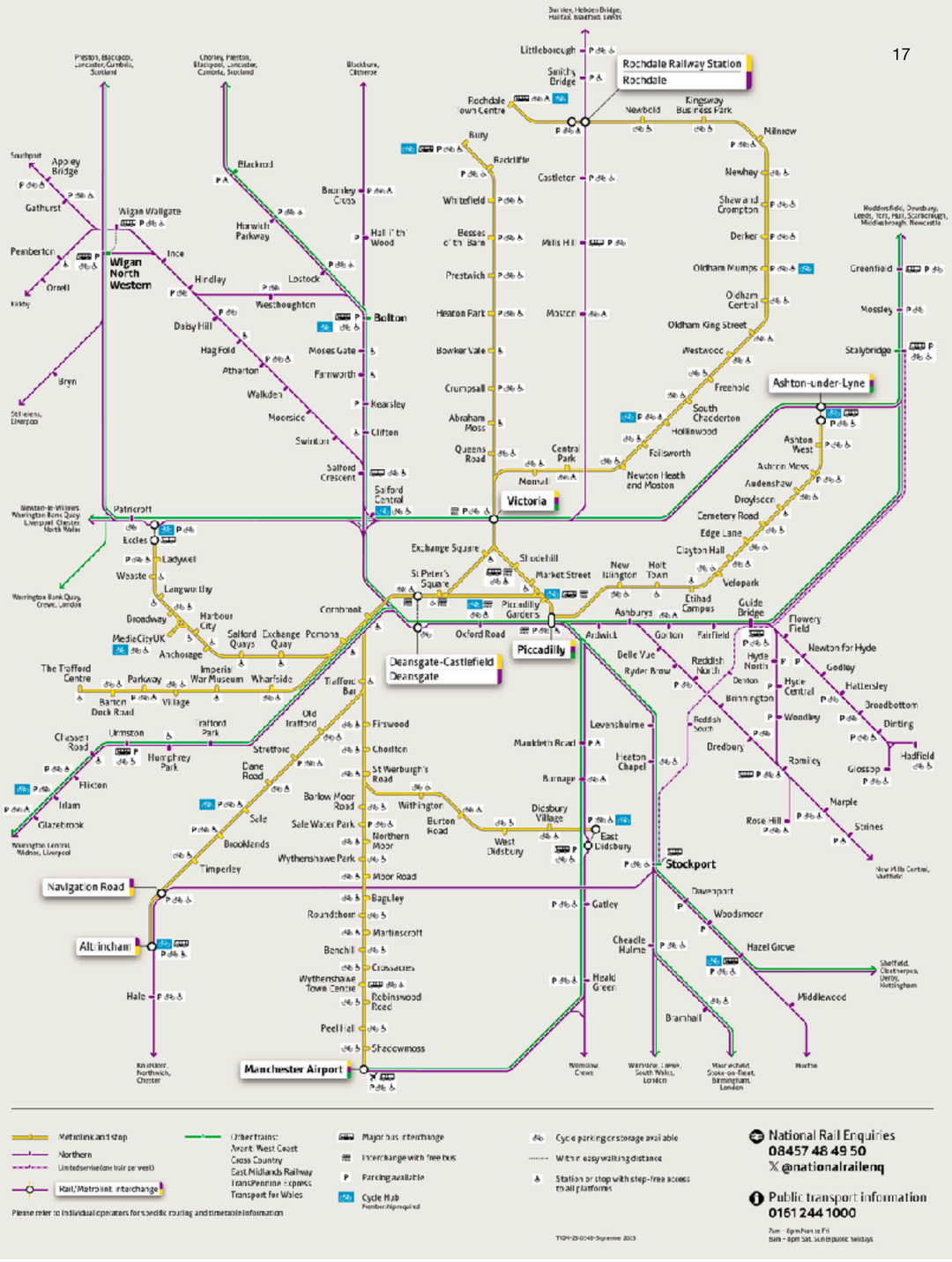
Metrolink

12. LOCAL TRAIN NETWORK

There is an extensive train network servicing Greater Manchester (and beyond) which also includes Park & Ride services.

The ‘last train’ times vary, times for a typical Friday in January are noted below by way of example. Additionally the Event Team at Depot Mayfield liaise with Piccadilly Station and TFGM in order that services may be adjusted for large scale or seasonal events.

Destination	Last train time from Piccadilly or Victoria station
Altrincham	00:13
Blackburn	23:!4
Bury	00:18
Buxton	23:10
Hadfield	23:29
Leeds	01:03
Liverpool	23:28
Macclesfield	23:16
New Mills	23:35
Preston	00:09
Rochdale	00:13
Sheffield	23:52
Wigan	23:40
Wilmslow	23:36



13. TAXIS

Depot Mayfield is in close proximity to the **Piccadilly Station taxi rank, just 100m away** taking approximately 1-2 minutes to walk to.

Other Hackney Carriage ranks nearby include;
- Malmaison hotel (8 minute walk)
- Portland street (12 minute walk)

Private Hire
Customers of Depot Mayfield also use Ubers (and similar taxi companies) with drop off points on Travis Street, Baring Street and Fairfield Street.

Post Midnight travel
For events closing after midnight, public transport options are reduced to infrequent trains and night buses. Therefore there is an increase in taxi use for those travelling away from the city centre.

Due to the increase in taxi use being at a time when there are less road users, lowest traffic flows and fewer commuters departing the train station, the overall impact on the road network is minimal.

14. CYCLE PARKING

VISITOR CYCLE PARKING

Mayfield Park (adjacent to Depot Mayfield and just a 30 second walk away)
Since its opening in 2021, Mayfield Park provides 25 spaces for cycle parking to support both the park and activities at Depot Mayfield. 10 Spaces remain available each day after the park closes.

Mayfield estate security will monitor the levels of cycle parking use, with Mayfield and Broadwick collectively endeavouring to provide sufficient and appropriate capacity for visitors in future.

Piccadilly Station
228 mixed-use cycle parking spaces are available at five separate areas of Piccadilly Train Station (just 2 - 4 minutes walk)

Cycle Hubs
The Cycle Hubs in Manchester provide safe and secure place for people to lock their bike under cover. The nearest Cycle Hub is City Tower Cycle Hub, a 15 minute walk away

- Location: Basement of City Tower, City Tower, Piccadilly Garden M1 4BT
- Spaces: 194
- Opening hours: 6am – 8pm (Mon to Fri), 8am – 5pm (Sat, Sun & public holidays). Closed Christmas Day, Boxing Day and New Year's Day

More information on Cycle hubs may be found here https://beeactive.tfgm.com/cycling/cycle-hubs/

STAFF CYCLE PARKING

Depot Venue Team
Cycle parking is available within the Travis Street staff entrance gate

Freight Island Staff
Cycle racks for up to 20 bikes are available within the back of house area of Freight Island

Events within Depot
Cycle parking is made available within staff / back of house areas of any events.

15. VISITOR CAR PARKING

Public parking for city centre events is discouraged by efforts made to communicate the close proximity and multiple public transport options, as well as clearly communicating that parking is not available at the site. Visitors traveling by car would need to rely on public parking in the vicinity.

Within a fifteen minute walk there are nearly 4 000 public parking spaces available. Including at the following locations:

Car Parks (Multi story and surface)

Operator	Location	Parking Spaces	Accessible Spaces
Apoca	Northern Quarter	685	Yes
Apoca	Piccadilly Gardens	712	Yes
Apoca	Piccadilly Station	711	21
Apoca	Sheffield Street	160	Yes
CitiPark	Dale Street	258	0
CitiPark	Ducie Street	60	0
CitiPark	Tariff Street	232	Yes
JustPark	Travis Street	75	0
NCP	Chorlton Street	572	8
NCP	Store Street	406	0
NCP	Circle Square , Oxford Road	1018	38
Q Park	Whitworth Street	583	30
SiP	Baring street	85	0
Other	Charles Street	808	4

In addition to the accessible parking spaces noted within car parks;

1. Manchester City Council provide dedicated on street accessible bays.
2. Manchester City Council enable blue Badge holders to park free of charge at any ‘on street’ pay and display bays.

On Street Parking

Location	Distance from venue (metres)
Back Action Street	370
Baring Street	50
Coburg Street	430
Ebden Street	380
Fairfield Street	209
Minshull Street	400
Sheffield Street	305
South Pump Street	330
Travis Street	50

16. DELIVERIES

Depot Mayfield take the necessary precautions around delivery vehicles to ensure the safety of visitors and other passing pedestrians. Such actions include;

DEPOT DELIVERIES

- Deliveries to Depot are predominantly through the large yellow doors on Temperance street. Delivery vehicles are able to drive into the building to unload.

FREIGHT DELIVERIES

- Deliveries to Freight Island are scheduled to take place outside of event times and are therefore not impacted by any event road closures. On occasion where deliveries during event times are unavoidable, both Freight and Depot have multiple entrances and alternate store areas across the Mayfield site which may be used, thus avoiding any event pedestrian traffic and ensuring the safety of pedestrians at all times
- Deliveries to Freight are predominantly through the large shutters on Baring Street. The space is adequate for vehicles to enter, unload, turn around and exit the building again in a forward gear. On occasions where vehicles need to exit in reverse gear adequate safety will be undertaken including a banks man guiding the vehicle and managing any passing pedestrians.
- Smaller deliveries use the security cabin entrance also on baring street where there is adequate space to pull over and unload safely.
- Freight Waste collections are from the ramp entrance on Travis Street. This is situated away from the main site visitor entrances and collections will be undertaken outside of event times.

17. INFLUENCING STAFF AND VISITOR BEHAVIOUR

Both staff and the general public are encouraged to use green or public transport both to and from the venue.

Event Staff
The behaviour of staff can be influenced through communication on the run up to each event. The staff communication plan will promote the use of green travel and will encourage the use of public transport, cycling and walking to and from the venue. Staff will be given clear information on the different locations of public transport. By providing maps with an overhead view shows the close proximity of the public transport that is available close to the venue, with walking routes clearly marked on the map. Cycle parking is provided for staff, to securely park during their shifts.

Visitors
The behaviour of Visitors can be influenced through communication on the run up to each event. All events will communicate public transport options and encourage the use of green travel through their interactions with their customers (e.g via their websites and mailers). Depot Mayfield's website will also encourage and communicate public transport options and is being updated to include cycle parking.

Commitment to sustainability
As part of our commitment to green transport from April 2024 we will be undertaking surveys to understand what methods of transport staff are utilising and what challenges they may face.

18. SUMMARY OF ACTIONS

Item	Action
Restrict access to on-site parking	Car park management restricting day to day parking on-site to minimal operation staff.
Provide cycle parking	Sufficiently provide for cycle parking as outlined on page 19.
Promote public transport	Depot Mayfield benefits from excellent public transport links.The use of public transport is encouraged for all staff and visitors, through the venue and event / hirer websites and ticket information.
Implement Event Specific Traffic and Transport Management Plans	For all events at the venue implement event specific Travel Management Plans and associated mitigation measures.
Inform public services to assist in travel capacity planning	Liaise with Piccadilly Train Station and TGFM (and others as required) to inform of event calendar and expected attendees.
Manage pedestrian movements and road closures	Ensure the safe management of crowds by liasing with Highways and / or other appropriate authorities to deploy Temporary Traffic Management Orders as determined appropriate by individual event risk assessments and management strategies.
Introduce staff transport surveys	Undertake surveys to improve provision, ensure capacity and collect data on challenges in utilising green transport options.

19. RESPONSIBLE PERSONS

Name	Company	Role
Natalie Lea	Broadwick	Venue Director
Kieran Faulkner	Broadwick	Head of Operations
	Tracsis	Travel & Transport consultant

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